

Palisades Interstate Park Commission
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Michael Tesik
Capital Facilities Regional Manager I

FAX: 845-786-5367



October 30, 2008

Ms. Michele L. Babcock
Jacobowitz and Gubits, LLP
158 Orange Avenue
Post Office Box 367
Walden, New York 12586-0367

Re: Legacy Woods Site Plan Application (No. 4035-002)

Dear Ms. Babcock:

We are in receipt of your letter to us dated October 14, 2008 for the above referenced project, along with the set of Preliminary Site Plans, last revised September 2008. Upon review of the information provided, we submit to you the following comments and concerns:

1. PIPC accepts that there will be no significant visual impacts based on the buffer provided on the current plans.
2. Based upon runoff concerns, we would like to have the opportunity to review and comment on the Stormwater Pollution Prevention Plan (SWPPP) prepared for the project. Due in fact that this proposal contains a complex sub-surface stormwater management system, a segment of which eventually outlets in an area immediately adjacent to park properties, leaves us with concern upon the long term success of this elaborate system and it's continual maintenance requirements, and of potential increased negative effect that could possibly occur to down slope park properties as a result of these potential system weaknesses. Our runoff concern is further reiterated below.
3. We're assuming that sub-soil testing has occurred with this proposal, with confirmation that existing soils and testing confirm that there exists acceptable infiltration capability and capacity. If this data is not part of the SWPPP plan, could you provide us with a copy of this report?
4. We didn't see anything in the plans that addresses wetland mitigation, as it is clear by the proposed plans that there exists a fair amount of existing wetlands (assuming federal) that shall be disturbed by the proposed action.
5. During a recent site visit, we noted that there exists significant erosional and runoff disturbances on adjacent park properties, primarily due in part to existing stormwater outlet pipes discharging from Knox Village properties, and with one of the worst conditions occurring immediately adjacent to where this proposal shall be discharging one of its outfall points. These previously unauthorized discharge pipes (assumingly

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installed by Knox Village representatives sometime in the past) have created severely eroded drainage channels running down the adjacent parkland slope, which thereafter cross a lower level hiking trail that passes within our park.

Consistent to our concern outlined in comment 2 above, we would like to gain complete reassurance that these undesirable existing conditions created by adjacent development shall not be further exacerbated by this proposal's runoff proposal.

Thank you for the opportunity to review and comment on this application, and you may forward the above requested data to my attention at your convenience.

Sincerely,

A handwritten signature in black ink, appearing to read "K. Roecker", written over a horizontal line.

Karl Roecker
Landscape Architect
Palisades Interstate Park Commission

Cc: Town of New Windsor Planning Board
Ed McGowan, PIPC

